



GRASSROOTS
REALTY GROUP

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3 Saddleland Crescent NE Calgary, Alberta

MLS # A2265182



\$730,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,506 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Electric Range, Microwave Hood Fan, Refrigerator

Welcome to this spacious 2,500+ sqft two-storey home located at corner lot with back alley access in the desirable community of Saddle Ridge. This well-designed property offers a total of five bedrooms and three-and-a-half bathrooms. The main floor features a bright foyer leading to a living room, family room with fireplace, and formal dining area. The kitchen is equipped with ample cabinetry, a pantry, and an adjoining breakfast nook with easy access to the backyard. A two-piece bathroom and a double attached garage complete the main level. Upstairs offers four generous bedrooms, including a large primary suite with a walk-in closet and four-piece ensuite. The second bedroom is spacious and ideal for guests, while the third and fourth bedrooms provide comfortable living space for family members. A four-piece main bathroom, bonus room, and a den offer additional functionality for work or relaxation. The fully developed basement (Illegal Suite) includes a recreation room, kitchen, bedroom, and a full four-piece bathroom. Located in a prime area of Saddle Ridge, this home is close to Airport, Schools, Parks, Shopping, LRT, and Major Roadways. Offering over 3,300 sqft of total living space, this property provides excellent value and a functional layout suited for large or growing families.